

Athanaire Higher End

St. Athan, Barry

A superb opportunity to acquire a DETACHED 4 BEDROOM BUNGALOW located on a sought after and well regarded road in St Athan village. Briefly the property comprises entrance hallway, dining room, sitting room, conservatory, kitchen with solid granite worktops, utility, four bedrooms, shower room/WC, bathroom, and en-suite to the master bedroom. Please note the 4th bedroom is currently being used as an office/music room. Outside to the front is an impressive driveway with turning circle and garden. To the side is a vegetable garden, and to the rear is a lovely southerly mature level garden overlooking the local countryside. There is a garage with boiler room (being used as a workshop) and WC. The property enjoys gas central heating with a combination boiler, UPVC windows and doors, and Solar Panels - owned by property. Viewings are highly recommended to fully appreciate this wonderful home and its setting, with potential to convert the attic space subject to the usual planning. It is only a desire to downsize in retirement that has resulted in this sale.



Athanaire Higher End

St. Athan, Barry

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED BUNGALOW.
- FOUR BEDROOMS.
- SOLAR PANELS. EPC: C75.
- GARAGE. DRIVEWAY.
- EN-SUITE. SHOWER ROOM.
- CONSERVATORY. UTILITY.
- MATURE GARDENS.
- COUNTRYSIDE ASPECT.





Entrance Hallway

UPVC opaque glazed front entrance door. Doors to jack and jill shower room/wc, bedroom (study/reception room), sitting room, kitchen and inner hallway. Light tunnels.

Shower Room/WC

5' 0" x 9' 0" (1.52m x 2.74m)

UPVC opaque window to front. Vertical radiator. Low level WC. Shower enclosure with mixer shower. Wash hand basin with mixer tap. Partially tiled walls. Ceramic floor tiles. Down lighting.

Bedroom/Reception room/Study

10' 3" x 17' 6" (3.12m x 5.33m)

Radiator. Door to shower room/WC. UPVC glazed door and windows to rear. Down lighting.

Sitting Room

18' 3" x 13' 2" (5.56m x 4.01m)

Radiator. French doors to dining room. UPVC glazed door and glazed panels to conservatory. Log burner style gas fire.

Conservatory

14' 5" x 15' 7" (4.39m x 4.75m)

UPVC glazed door to rear. Ceramic floor tiles. Radiator.

Dining Room

9' 11" x 15' 5" (3.02m x 4.70m)

UPVC glazed door to rear. Radiator. French doors to kitchen. Fitted display units.





Kitchen

13' 4" x 14' 11" (4.06m x 4.55m)

UPVC window to utility. Fully fitted kitchen comprising eye level units base units with drawers and solid granite work surfaces over. Inset five burner gas hob with extractor. Down lighting. Radiator. Ceramic floor tiles. Eye level oven and grill. Radiator. Inset stainless steel one and a half bowl sink with mixer tap. Built in fridge freezer. Built in dish washer. Glazed UPVC door to utility/conservatory.

Utility/Conservatory

14' 11" x 10' 4" (4.55m x 3.15m)

UPVC doors to front and rear. Ceramic floor tiles. Work surface with stainless steel sink with mixer tap. Space for white goods. Plumbing in place for a washing machine.

Inner Hallway

Loft access with ladder and is boarded with lighting. Doors to bedrooms and bathroom.

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

UPVC opaque window to side. Low level WC. Pedestal wash hand basin with mixer tap. Paneled bath with electric mixer shower over. Ceramic floor tiles. Partially tiled walls. Radiator.

Bedroom

13' 4" x 9' 11" (4.06m x 3.02m)

UPVC window to front. Radiator. Built in wardrobe.

Bedroom

13' 2" x 16' 4" (4.01m x 4.98m)

UPVC windows to front. Radiator. Built in wardrobes etc. Door to en-suite.





En-Suite

6' 11" x 11' 5" (2.11m x 3.48m)

UPVC opaque window to side. Low level WC. Vertical radiator. Ceramic floor tiles. Shower enclosure with mixer shower. Down lighting. Wash hand basin with mixer tap.

Bedroom

12' 3" x 9' 11" (3.73m x 3.02m)

UPVC window to front. Radiator. Built in wardrobe. Currently being used as a art/hobbies room.





Garden

Front Garden - mature with ample off road parking and turning circle. Access to rear garden and side via gate. Rear Garden - enclosed, mature with fruit trees etc, pond, overlooking countryside, laid mainly to lawn with sitting areas. Brick built garden shed. Side garden area - for vegetable plots etc.

GARAGE

Single Garage

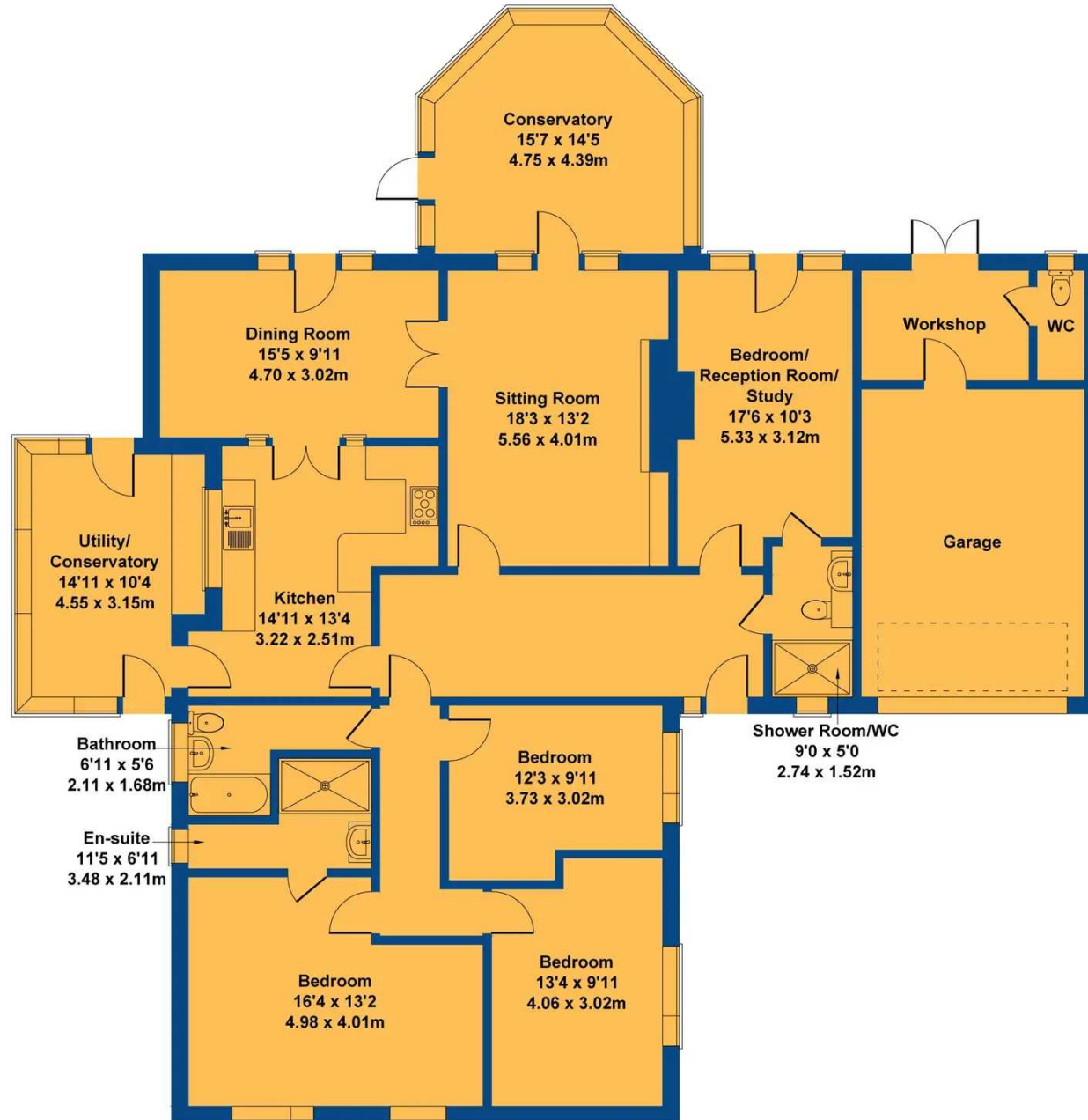
Garage with up and over door. 18'x13'. Power and lighting. With loft access - pull down ladder, boarded etc. Boiler Room 10'x6' With wall mounted gas combination boiler and French doors to rear garden. Door to WC. WC - low level WC and wash hand basin.





Athanaire

Approximate Gross Internal Area
2336 sq ft - 217 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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